



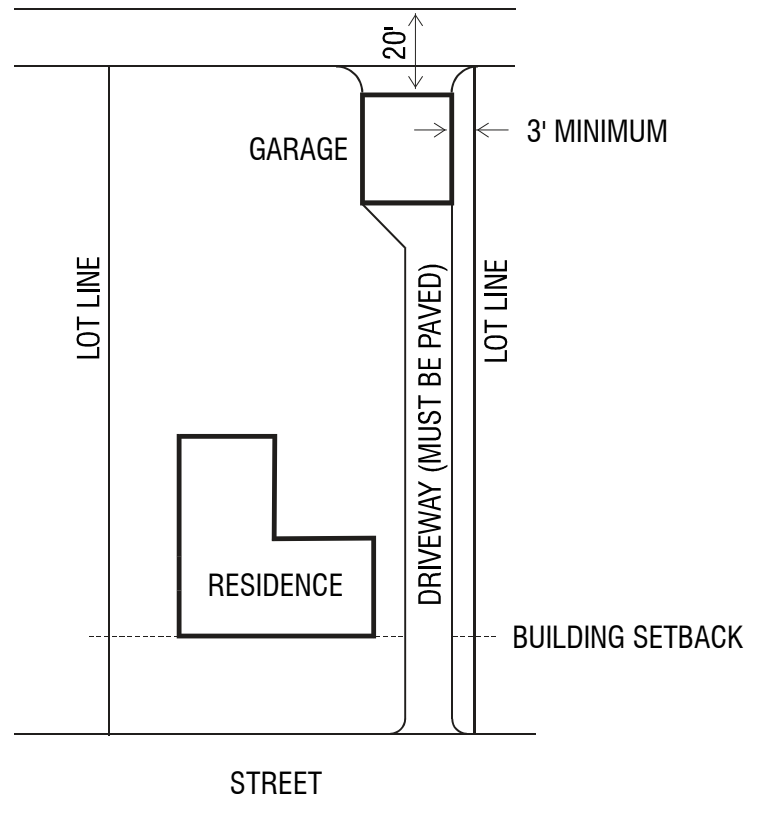
DETACHED GARAGE

CC 3332.28

- Maximum Area = 720 sq. ft.
- Maximum Height = 15' (This can vary if approved by Architectural Review or BZA approval.)
- 20' of maneuvering distance leading to garage.
- Cannot build in easement.
- If no rear easement exists, you can locate garage directly on rear property line.
- Occasionally, on a very small lot, garage size may need to be reduced due to rear yard requirement [refer to CC 3332.38(e)].
- Driveway must be hard surface, not gravel. Minimum of 10' width with 20' maneuvering distance required.

SITE PLAN REQUIREMENTS

1. 2 copies of site plan as illustrated.
2. 2 copies of structural drawings.
3. Completed Worksheet/Application.
4. Certificate of Appropriateness if required. (i.e., historic area)
5. Address confirmation. Call 645-7314 to confirm.
6. If garage is on a corner lot, refer to CC 3332.22.



GARAGE SITE PLAN ILLUSTRATION



3332.38 Private garage.

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following as the case may require:

(A) A private garage shall not be an accessory use to a lot in a residential district unless such lot is occupied by a dwelling or unless a building permit has been issued for and construction started on a dwelling on such lot;

(B) When a private garage is built as an accessory use in a terrace or retaining wall on the front side of the lot, such private garage shall not project in front of the terrace or retaining wall more than three (3) feet, and in no case shall it project above the level of the ground (or main) floor of a residence on an adjoining lot;

(C) No separate private garage building shall be erected in a terrace or retaining wall, closer than the required building line to the street line, or closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;

(D) An attached or semi-attached private garage shall have such separation from the dwelling as is specified in the Building Code;

(E) A private detached garage shall not occupy more than forty-five (45) percent of the total rear yard;

(F) Subject to the limitation of subsection (E) above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:

(1) Seven hundred twenty (720) square feet; or

(2) One-third (1/3) of the minimum net floor area for living quarters of the principal residence; and

(G) No carport or detached private garage shall exceed fifteen (15) feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except that in the University Impact District, as defined in C.C. 3372.504, in those areas having an architectural review commission as set out in Chapters 3319 through 3331, C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the fifteen (15) foot height limit may be exceeded in order to achieve a compatible roof pitch provided the University Area review board, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district and further provided the increased roof pitch does not result in habitable space.

(H) A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

(I) Nothing in subsection (H) above shall prevent a breezeway connection between a house and private garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private detached garage as stipulated in subsection (E) above, but shall not be subject to the limitations of subsection (F) above.

(J) No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to any one other than a resident of the subject premises shall be carried on or conducted in a private garage.

(K) Provisions of this section relating to a dwelling shall apply equally to a manufactured home in an MHD manufactured home development district. (Ord. 1482-95.)

3332.22 Building lines on corner lots; exceptions.

(a) Corner Property in Old Subdivisions. Where a building or other structure is to be erected or extended on a corner property and where subject property is sixty-five (65) feet or less in width so that the required building line cannot be applied equitably along the longer side of the corner lot as determined by the enforcement officer, then the distance of the building line from the property line of the street along the longer side of subject corner lot may be reduced to the following minimum distance:

(1) Corner property with a width of not over sixty-five (65) feet and not under forty (40) feet - twenty percent (20%) of property width.

(2) Corner property with a width of less than forty (40) feet - twenty percent (20%) of property width minus two percent (2%) for each foot of lesser width than forty (40) feet.

(3) Corner property under thirty-six (36) feet in width - None.

(b) Corner Ownership Containing Two or More Lots. Where the ownership of a corner property has a width of more than sixty-five (65) feet and contains more than one adjacent lot, one of which is a corner lot, the provisions of subsection (a) above shall not apply.

(c) Garage on Corner Property in Old Subdivision. On a corner where the side of the principal building on subject property or ownership may be located nearer than ten (10) feet from the street along the longer side of the corner lot, the garage may be located at the following minimum distance from such street property line and subject to the following minimum distance from such street property line and subject to the following conditions:

(1) Corner property with a width of fifty (50) feet or more - twenty percent (20%) of property width.

(2) Corner property with a width of less than fifty (50) feet but not under forty (40) feet - ten (10) feet.

(3) Corner property with a width of less than forty (40) feet:

If the entrance to garage is on the side facing the street along the longer side of the lot and cannot be relocated conveniently to face the rear end of the lot, build the garage with an inside depth from the entrance doors only to include the customary length of a private passenger automobile, and built the garage as near as permitted to interior side of lot line. Additional length of garage is allowed, provided entrance doors are set back from the street not less than twenty percent (20%) of property width. However, where said garage is built to include only the customary length of a private passenger automobile but cannot set back of the building line as required in subsection (a) above, then such garage may be built up to the interior side lot line (notwithstanding the required side yard along such interior lot line) if the wall facing said interior line is of masonry construction and contains no windows and the roof thereof is of fire-resistant materials. (Ord. 1505-86.)